



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: July 11, 2016

ARC REVIEW CODE: V1607111

TO: Mayor Rusty Paul, City of Sandy Springs  
ATTN TO: Michael Barnett, Chief Environmental Compliance Officer  
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal that are not addressed by the Commission's regional plans and policies.

**Name of Proposal:** RC-16-02SS 285 Crosstree Lane  
**Review Type:** Metropolitan River Protection Act (MRPA)  
**MRPA Code:** RC-16-02SS

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a pool and deck to an existing single family residence.

**Preliminary Finding:** ARC staff has begun the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Sandy Springs  
**Land Lot:** 129 **District:** 17 **Section:**  
**Date Opened:** July 11, 2016  
**Deadline for Comments:** July 21, 2016  
**Earliest the Regional Review can be Completed:** July 21, 2016

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT DIVISION  
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE

If you have questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC does not receive comments from you on or before **July 21, 2016**, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged. The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** July 11, 2016

ARC REVIEW CODE: V1607111

**TO:** ARC Community Development, Natural Resources Division Managers

**FROM:** Andrew Smith, Extension: 3-5581

**Reviewing staff by Jurisdiction:**

Community Development: Smith, Andrew

**Transportation Access & Mobility:** N/A

**Natural Resources:** Santo, Jim

**Research & Analytics:** N/A

**Aging & Health Resources:** N/A

**Name of Proposal:** RC-16-02SS 285 Crosstree Lane

**Review Type:** Metro River

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a pool and deck to an existing single family residence.

**Submitting Local Government:** City of Sandy Springs

**Date Opened:** July 11, 2016

**Deadline for Comments:** July 21, 2016

**Earliest the Regional Review can be Completed: July 21, 2016**

**Response:**

- 1) Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 4) The proposal does NOT relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

**COMMENTS:**

[illegible]

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Sandy Springs
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): RYAN BENJAMIN  
Mailing Address: 285 CROSSTREE LANE  
City: Atlanta State: GA Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404 642 7281 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Rich McDermott  
Mailing Address: 710 DUNSWELL CT  
City: ROSWELL State: GA Zip: 30075  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404 384 1547 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: CROSSTREE  
Description of Proposed Use: Swimming Pool / Deck
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: Lot 129, 17th District, Fulton  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
CROSSTREE Lot 129 285 CROSSTREE LANE 100 YARDS  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 38971 SQ. Ft.  
Outside Corridor: 0  
Total: 38971 SQ. Ft.  
Lots: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Units: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? \_\_\_\_\_

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): \_\_\_\_\_

7. How Will Sewage from this Development be Treated?

A. Septic tank \_\_\_\_\_

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system NO CHANGES MADE TO SEWER

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D				(50)	(30)
E	38971	11,690	5845	(30)	30% (15) 15%
F				(10)	(2)
Total:				N/A	N/A

\_\_\_ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

\_\_\_ Documentation on adjustments, if any.

\_\_\_ Cashier's check or money order (for application fee).

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

\_\_\_ Site plan.


\_\_\_ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

\_\_\_ Concept plan.

\_\_\_ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

  
Signature(s) of Owner(s) of Record

6/13/16  
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

  
Signature(s) of Applicant(s) or Agent(s)

6/13/16  
Date

14. The governing authority of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

  
Signature of Chief Elected Official or Official's Designee

6.15.16  
Date

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

If "yes", indicate the 100-year floodplain elevation: \_\_\_\_\_

**NOTE:** The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**NOTE:** All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No

If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

**NOTE:** The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**NOTE:** Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

**FOR ALL APPLICATIONS:**

- ☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- ☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- ☒ Written consent of all owners to this application. (Space provided on this form)
- ☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- ☒ Description of proposed use(s). (Space provided on this form)
- ☒ Existing vegetation plan.
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ☒ Approved erosion control plan.
- ☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

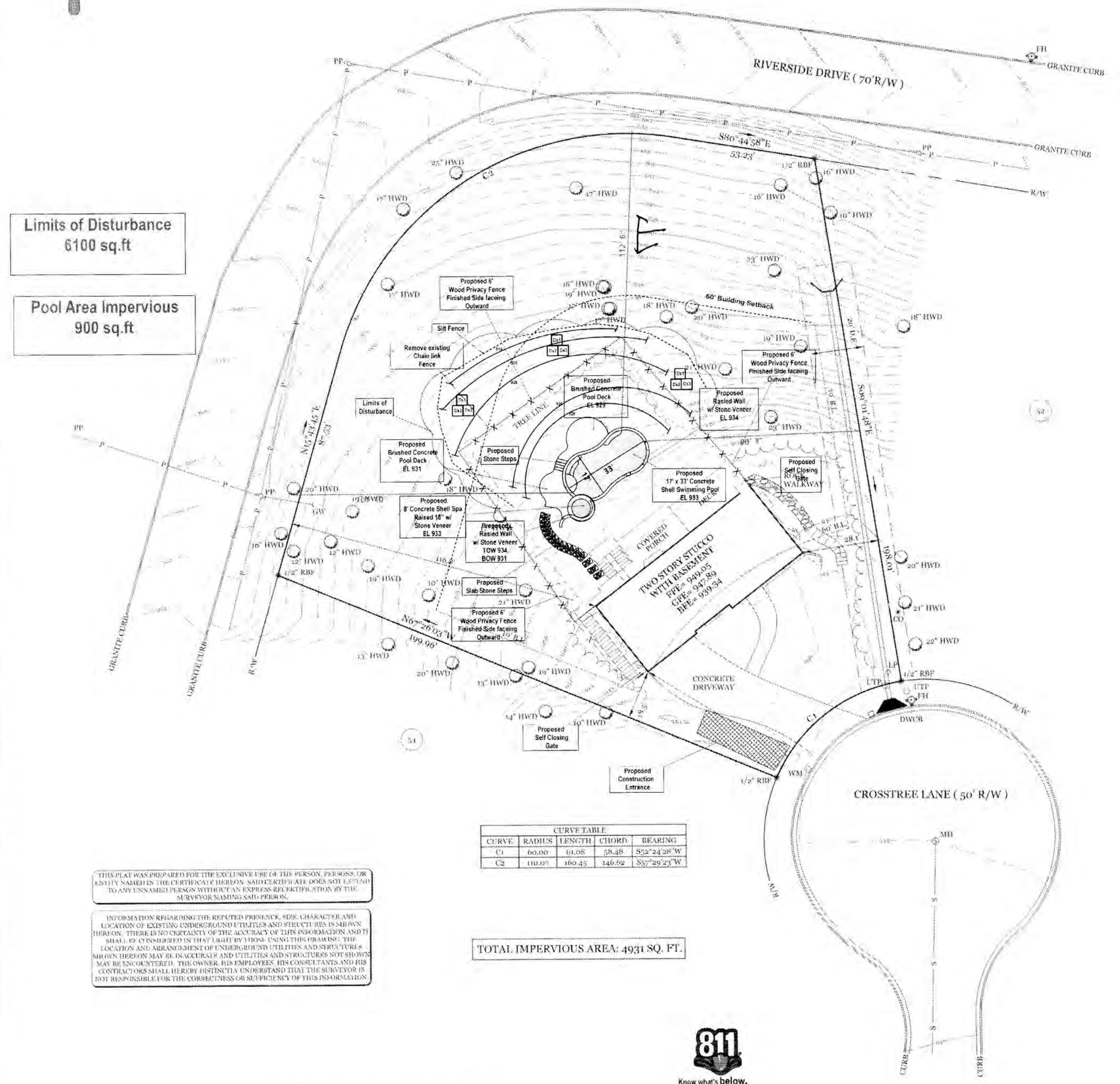




REFERENCES:  
1. FINAL PLAN FOR BRKLYN WATER SUBDIVISION, UNIT 3,  
RECORDED IN PLAT BOOK 112, PAGE 49, FULTON COUNTY  
RECORDS.  
2. ELEVATIONS TAKEN FROM FULTON COUNTY GIS.  
3. TWO FOOT CONTOUR INTERVALS SHOWN.

NO PORTION OF SUBJECT PROPERTY  
LIES WITHIN A DESIGNATED 100-YEAR  
FLOOD HAZARD AREA AS DEPICTED ON  
F-1-R-1 PANEL NO. 14100040P  
DATED SEPTEMBER 19, 2013.

A TOPONUTS-2000AL STATUS WAS  
USED TO OBTAIN THE LINEAR AND ANGULAR  
MEASUREMENTS USED IN THE PREPARATION  
OF THIS PLAN.  
THE FIELD DATA UPON WHICH THIS MAP OR  
PLAN IS BASED HAS A CLOSEST PRECISION  
OF ONE FOOT IN 100,000.  
FEET AND AN ANGULAR ERROR OF 1/2  
PER ANGLE POINT, AND WAS ADJUSTED USING  
THE LEAST SQUARES METHOD.  
THIS MAP OR PLAN HAS BEEN CALCULATED  
FOR CLOSURE, AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 300,000  
FEET AND CONTAINS 16,880 ACRES.



Limits of Disturbance  
6100 sq.ft

Pool Area Impervious  
900 sq.ft

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	60.00	61.08	28.48	S25°24'28"W
C2	118.07	162.43	146.02	S57°29'27"W

TOTAL IMPERVIOUS AREA: 4931 SQ. FT.



- LEGEND
- NTP = NOT TO SCALE
  - PP = 1/2" REBAR PER SET
  - LL = LAND LOT
  - LL = LAND LOT LINE
  - PL = PROPERTY LINE
  - CL = CENTERLINE
  - PP = IRON PIN FOUND
  - RFB = REBAR FOUND
  - CTP = CONCRETE TOP PIPE
  - BS = BUILDING SETBACK LINE
  - ES = EIGHTH GRADE
  - SSP = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - MI = MANHOLE
  - CR = CATCH BASIN
  - AB = AIR BRICK BOX
  - HW = HEADWALL
  - UB = DRAIN UTILITY
  - PP = POWER/UTILITY POLE
  - FD = FIRE HYDRANT
  - BE = BENCH ELEVATION
  - FE = FIRST FLOOR ELEVATION
  - BE = BENCH ELEVATION
  - FE = FIRST FLOOR ELEVATION
  - GE = GARAGE FLOOR ELEVATION
  - UT = UTILITY/UTILITY TIE
  - ST = SANITARY SEWER LINE/PIPE
  - SL = SEWER LINE/PIPE
  - FL = FENCE LINE
  - NP = NOW OR FORMERLY
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT

Scale:  
1" = 30'

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR  
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 166-OF THE RULES OF  
THE GEORGIA BOARD OF SURVEYING AND MAPPING, AND THE RULES OF THE  
BOARD, THE INFORMATION AND INTERPRETATION IS PROVIDED  
HEREIN. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN  
THAT FOR WHICH IT WAS PREPARED. IT IS NOT GUARANTEED THAT THE CLIENT HAS  
THE RIGHT TO THIS DATA TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION  
OF THE SURVEYOR.

THIS SURVEY WAS MADE WITHOUT THE  
BENEFIT OF A CURRENT TITLE COMMITMENT  
AND THEREFORE THE SURVEYOR DOES NOT  
WARRANT THE ACCURACY OF THE DATA  
FOR ANY PURPOSE OTHER THAN THAT  
FOR WHICH IT WAS PREPARED.

24 Hour Contact  
Rick McDermott  
(404) 384-1547

BOUNDARY SURVEY FOR:

RYAN C. BENJAMIN

285 CROSSTREE LANE

GEORGIA PREMIER  
LAND SERVICES, INC.  
PROFESSIONAL LAND SURVEYING

2400 HAMILTON MILL ROAD  
ALPHARETTA, GEORGIA 30009  
(770) 464-0000 FAX (770) 464-0001

Date: 10.02.2015 Land Lot: 129 District: 17th Sheet No:  
County: FULTON, GEORGIA  
Project: 8337 Drawn By: AS Cof 1

Calc File No: 05/03/2015/8337/RYAN.DWG 15345 CRD

- \* Proposed Concrete Structure  
Inground Swimming Pool
- \* Filtration Performed By Cartridge Type System
- \* VGB Compliant Main Drains Installed in  
Deep Portion Of Pool
- \* Overflow Weir To Daylight Drain To Low Area  
Of Property As To Follow Natural Drainage Of  
Property
- \* Backflow Device Installed At Outside Spigot Where Pool Is To Be Filled

Arobositor Note:  
Removal Or Encroachment Into Critical Root Zone (CRZ)  
Of Any Specimen Tree Requires Prior Approval. Contact  
The City Of Milton To Determine If A Pre-Construction  
Meeting Is Required Prior To Any Land Disturbance

No Specimen Tree Will Be Impacted In The Proces Of This Project

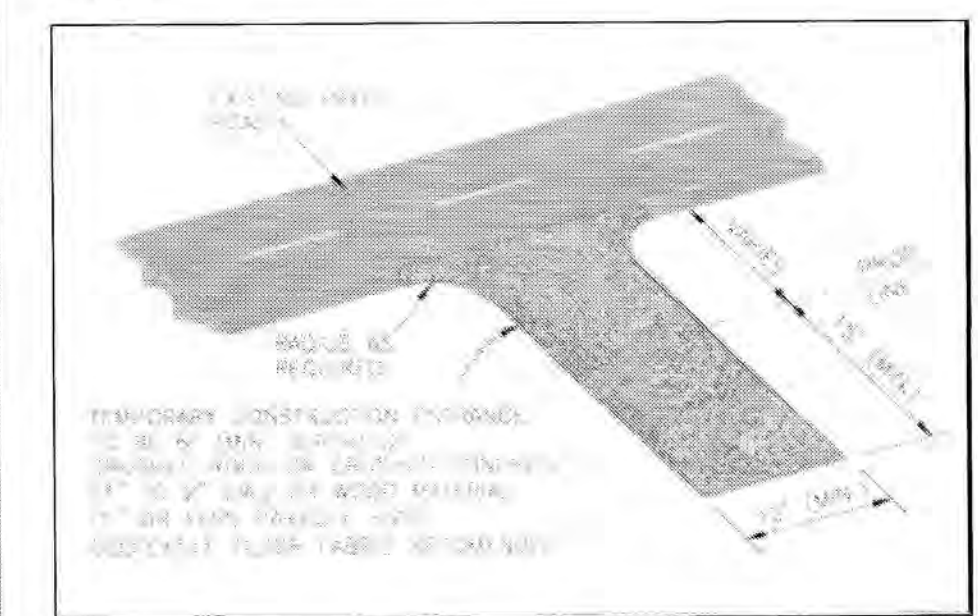
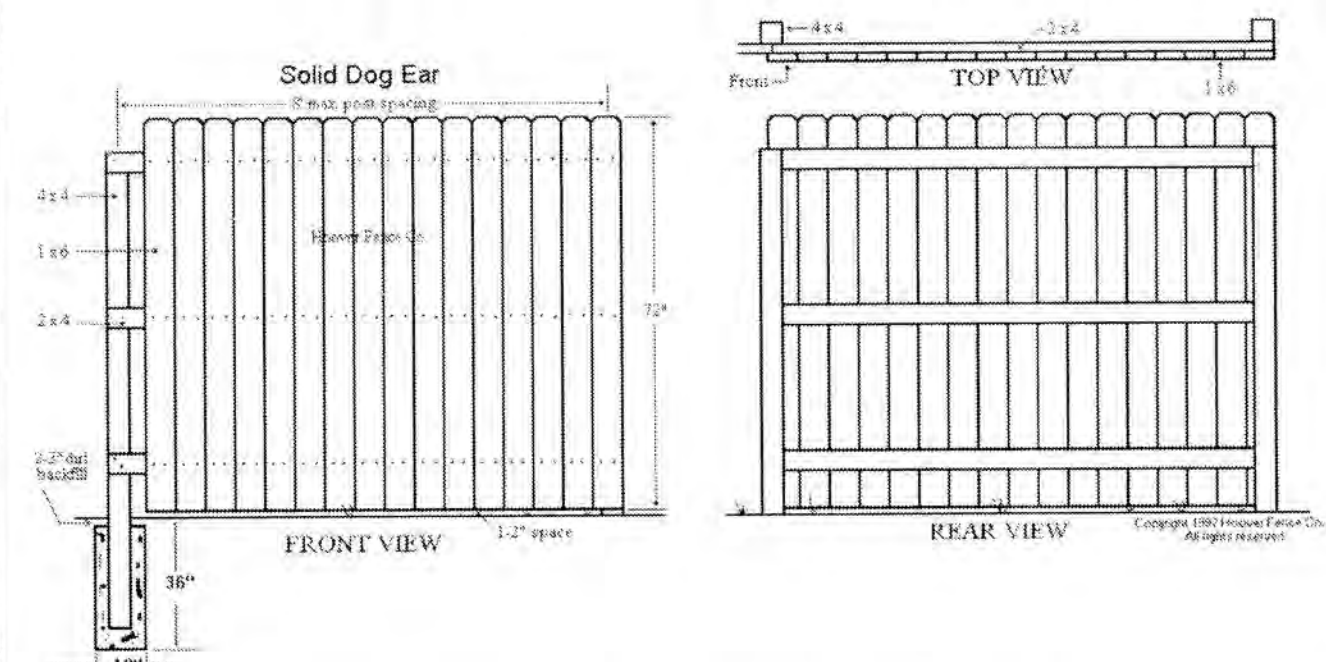
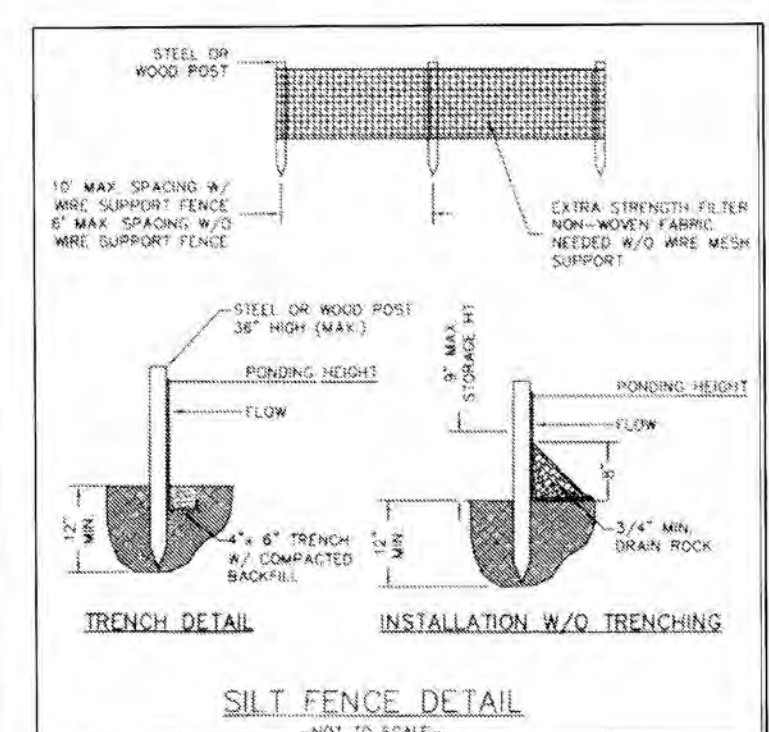
Pool Safety Alarm Note:  
All Doors Adjacent To Pool Area Shall Be Equipped With An Audible Alarm That Activates When  
the Door is Opened In Compliance With International Building Code, Section 3109.4.1.8 (1)

NOTES:

- \* All Zoning Buffers, Access Easements, And Drainage  
Easements Are Noted On This Site Plan
- \* No Waters Of The State Are Present Within 200 Ft of  
Property
- \* ARC Approval Is Required Within 2000 Ft of The  
Chattahoochee River Corridor
- \* Permanent Fencing Are Required For All Pools In The City.  
Fence Design Shall Not Produce "A Ladder Effect" As To Not  
Allow Unauthorized Access.

After the Permit is issued, contact the Dept of Community Development at (770) 730-5600  
to schedule a Pre-Construction meeting with the site inspector prior to any land disturbance,  
building construction, or demolition

Backflow Preventer To Be Installed A Hose Bib



- Ds1 Disturbed Area Stabilization (Mulching Only)
- Ds2 Disturbed Area Stabilization (Temporary Vegetaion)
- Ds3 Disturbed Area Stabilization (Permenant Vegetaion)



March 11, 2016

Rick McDermott  
710 Dunscore Court  
Roswell, GA 30025  
VIA USPS and Email: RMcDermott49@yahoo.com

Subject: Approval of Variance Request - V16-0014  
730 Glenferry Trail, Sandy Springs, Georgia

Dear Mr. McDermott:

The City of Sandy Springs Board of Appeals approved variance petition V16-0014 for the property  
located at 285 Crosstree Lane, for relief from Secs. 19.3.15.1, 6.3.3.1, and 4.2.5 of the Zoning Ordinance  
to allow a pool in a front yard where a residence has two front yards.

The Board approved the variance at the March 10, 2016 hearing.

Should you have any questions or need any additional information regarding this project, please do not  
hesitate to contact me or Cecilia Leal at cleal@sandyspringga.gov.

Sincerely,

Ginger Sottile  
Manager of Planning & Zoning  
GS/1



7840 Roswell Road, Building 500 • Sandy Springs, Georgia 30350 • 770.730.5600 • SandySpringsGA.gov

Contractor:  
Aqua Blue Pools Of Atlanta  
710 Dunscore Court  
Roswell, Ga 30075  
(404) 384-1547

Site/Project Location:  
285 Crosstree Lane  
Sandy Springs, Ga

Swimming Pool Site Plan For:  
Ryan Benjamin









- REFERENCES:
1. FINAL PLAT FOR BREAKWATER SUBDIVISION, UNIT 3  
RECORDED IN PLAT BOOK 112, PAGE 49 FULTON COUNTY  
RECORDS.
  2. ELEVATIONS TAKEN FROM FULTON COUNTY GIS.
  3. TWO FOOT CONTOUR INTERVALS SHOWN.

NO PORTION OF SUBJECT PROPERTY  
LIES WITHIN A DESIGNATED 100 YEAR  
FLOOD HAZARD AREA AS DEPICTED ON  
F.I.R.M. PANEL NO. 13121C0134G  
DATED SEPTEMBER 13, 2013.

A. TOPCON GTS-2500WAL STATION WAS  
USED TO OBTAIN THE LINEAR AND ANGULAR  
MEASUREMENTS USED IN THE PREPARATION  
OF THIS PLAT.

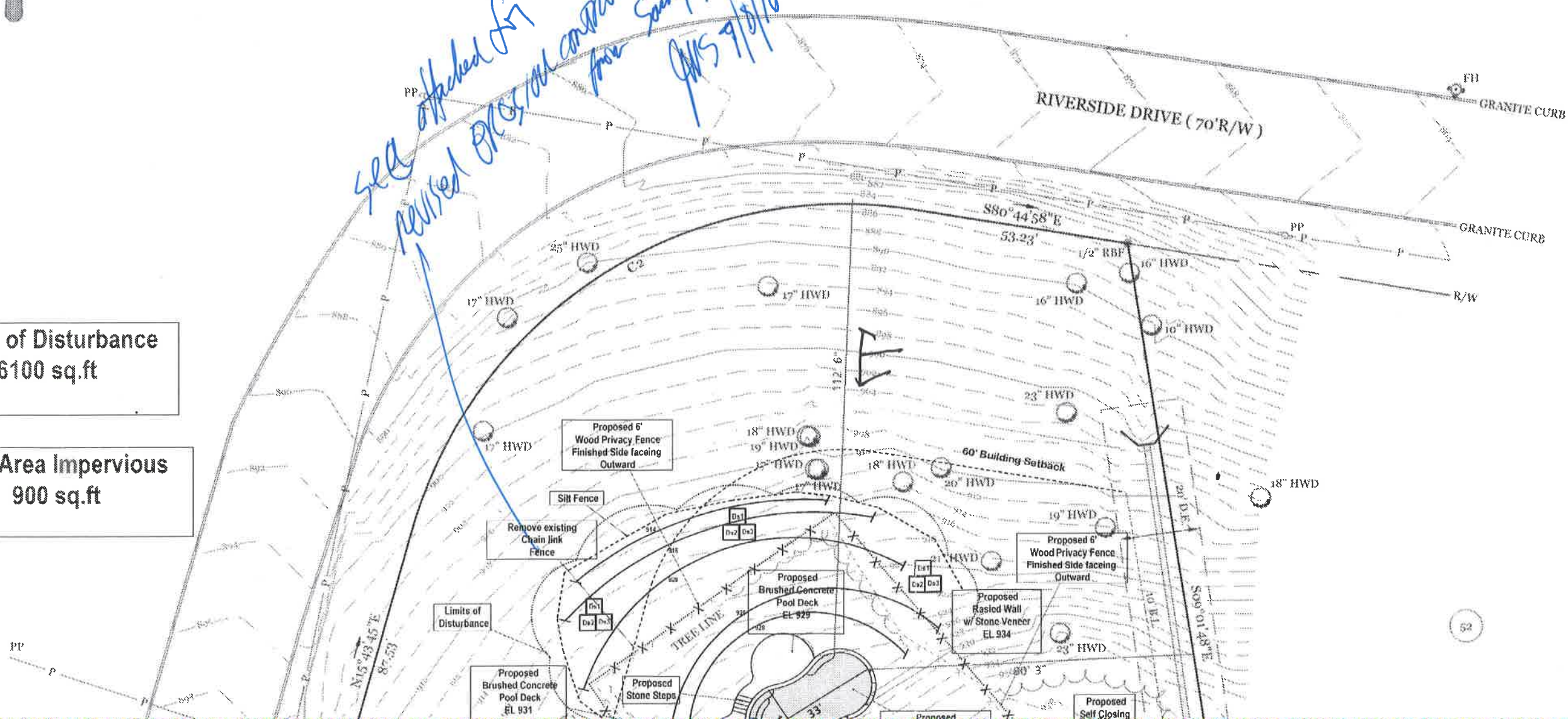
THE FIELD DATA UPON WHICH THIS MAP OR  
PLAT IS BASED HAS A CLOSURE PRECISION  
OF ONE FOOT IN  $+10,000$   
FEET AND AN ANGULAR ERROR OF  $02''$   
PER ANGLE POINT, AND WAS ADJUSTED USING  
THE LEAST-SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURE AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN  $881,648$   
FEET AND CONTAINS  $0.889$  ACRES.

*See attached for  
revised 01/01/16 contour  
for Sandy Gump  
JWS 7/15/16*

Limits of Disturbance  
6100 sq.ft

Pool Area Impervious  
900 sq.ft



\* Proposed Concrete Structure  
Inground Swimming Pool

\* Filtration Performed By Cartridge

\* VGB Compliant Main Drains In  
Deep Portion Of Pool

\* Overflow Weir To Daylight Drain  
Of Property As To Follow Natural  
Property

\* Backflow Device Installed At Curb

Removal Or Encroachment  
Of Any Specimen Tree  
The City Of Milton To  
Meeting Is Required

No Specimen Tree Will Be Impacted

All Doors Adjacent To Pool Area  
the Door Is Opened In Compliance

NOT

\* All Zoning Buffers, Access Easements  
Are Noted On This Plat

\* No Waters Of The State Are Present  
Property

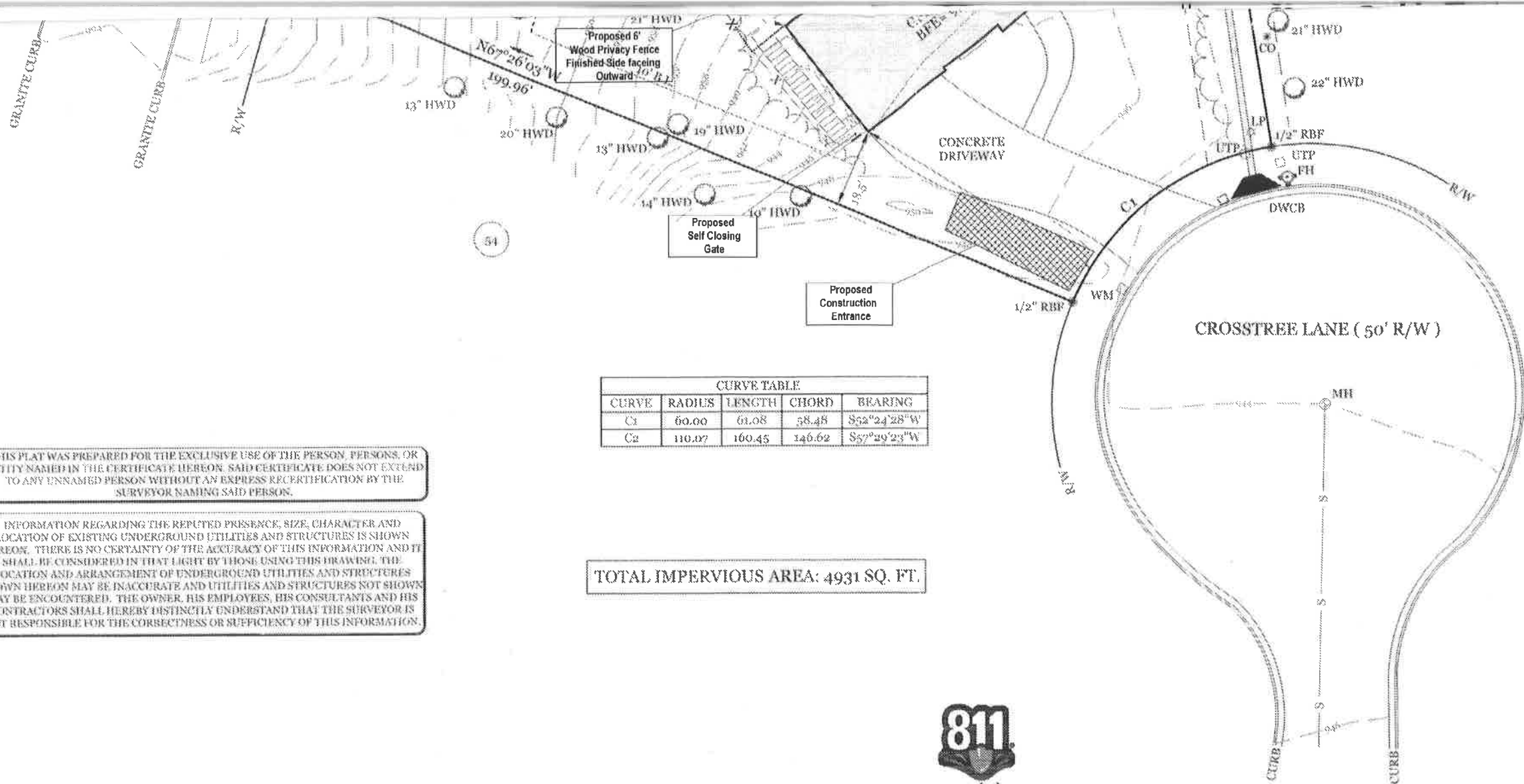
\* ARC Approval Is Required Within  
Chattahoochee River Corridor

Permanent Fencing Are Required  
Fence Design Shall Not Produce  
Allow Unauthorized Access

After the Permit is issued, contractor  
to schedule a Pre-Construction Meeting

Backflow

STEEL OR WOOD POST



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	60.00	61.08	58.48	S52°24'28"W
C2	110.07	160.45	146.62	S57°29'23"W

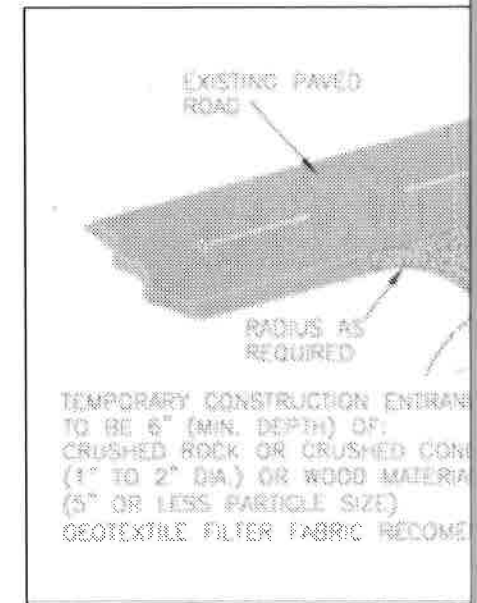
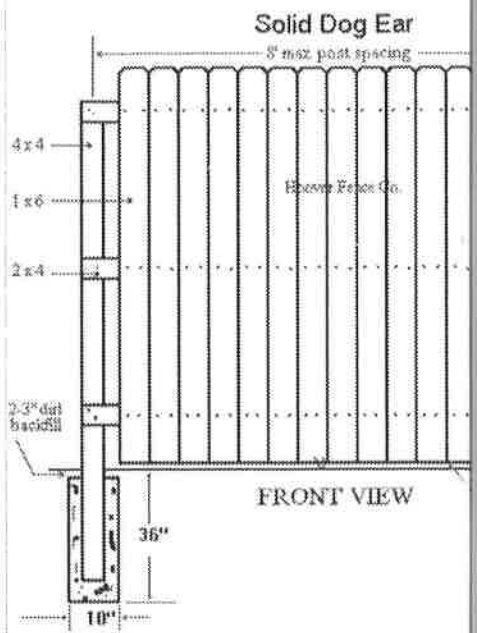
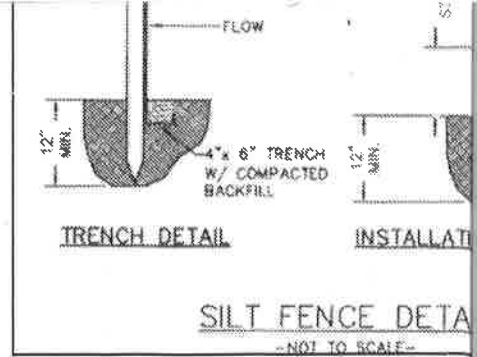
TOTAL IMPERVIOUS AREA: 4931 SQ. FT.



GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

**24 Hour Contact**  
**Rick McDermott**  
**(404) 384-1547**

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.  
*Brian R. Sutherland*  
 BRIAN R. SUTHERLAND, R.L.S.



**Ds1 Disturbed Area**  
**Ds2 Disturbed Area**  
**Ds3 Disturbed Area**

**LEGEND**  
 NOT TO SCALE  
 1/2" REBAR PIN SET  
 LAND LOT LINE  
 PROPERTY LINE  
 CENTERLINE  
 IRON PIN FOUND  
 REBAR FOUND  
 CRIMP TOP PIPE  
 OPEN TOP PIPE  
 BUILDING SETBACK LINE  
 RIGHT-OF-WAY  
 SANITARY SEWER EASEMENT  
 DRAINAGE EASEMENT  
 MANHOLE  
 CATCH BASIN  
 JUNCTION BOX  
 HEADWALL  
 DROP INLET  
 POWER/UTILITY POLE  
 FIRE HYDRANT  
 INVERT ELEVATION  
 FIRST FLOOR ELEVATION  
 BASEMENT FLOOR ELEVATION  
 GARAGE FLOOR ELEVATION  
 UNDERGROUND TELE. PED.  
 SANITARY SEWER LINE/PIPE  
 STORM SEWER LINE/PIPE  
 FENCE LINE  
 NOW OR FORMERLY  
 POINT OF BEGINNING  
 POINT OF COMMENCEMENT

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 18-6-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-6-67.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.

BOUNDARY SURVEY FOR:

**RYAN C. BENJAMIN**

285 CROSSTREE LANE

**GEORGIA PREMIER LAND SERVICES, INC.**  
 PROFESSIONAL LAND SURVEYING  
 3010 HAMILTON MILL ROAD  
 BUFORD, GEORGIA 30519  
 (770) 614-3004 FAX (770) 614-1936

Date: 10.02.2015 Land Lot: 129 District: 17th Sheet No: 1 of 1  
 County: FULTON, GEORGIA

No.	By	Date	Revision

**Scale:**  
**1" = 30'**



ge Type System

alled in

n To Low Area  
al Drainage Of

Start And Be Maintained Until Project Completion

\* Erosion Control Measures Shall Be In Place  
Prior To Any Soil Disturbace And Maintained  
For The Duration Of The Proposed Project

Outside Spigot Where Pool Is To Be Filled

oborist Note:  
ent Into Critical Root Zone (CRZ)  
Requires Prior Approval. Contact  
Determine If a Pre-Construction  
Prior To Any Land Disturbance

ted In The Proces Of This Project

Pool Safety Alarm Note:  
shall Be Equipped With An Audible Alarm That Activates When  
ce With Internaional Building Code, Section 3109.4.1.8 (1)

S:

sements, And Drainage  
Site Plan

esent Within 200 Ft of

hin 2000 Ft Of the

quired For All Pools In The City.  
ce "A Ladder Effect" As To Not  
orized Access.

ntact the Dept of Communtiy Developement at (770) 730-5600  
meeting with the site inspector prior to any land disturbance,  
lding construction, or demolition

w Preventer To Be Installed A Hose Bib

EXTRA STRENGTH FILTER  
NON-WOVEN FABRIC  
NEEDED W/O WIRE MESH  
SUPPORT

Factor:  
ools Of Atlanta  
core Court  
Ga 30075  
84-1547

March 11, 2016

Rick McDermott  
710 Dunscore Court  
Roswell GA 30025  
VIA USPS and Email: RMcDermott49@yahoo.com

Subject: **Approval of Variance Request -- V16-0014**  
730 Glenferry Trail, Sandy Springs, Georgia


Dear Mr. McDermott:

The City of Sandy Springs Board of Appeals approved variance petition V16-0014 for the property located at 285 Crosstree Lane, for relief from Secs. 19.3.15.1, 6.3.3.1, and 4.2.5 of the Zoning Ordinance to allow a pool in a front yard where a residence has two front yards.

The Board approved the variance at the March 10, 2016 hearing.


Should you have any questions or need any additional information regarding this project, please do not hesitate to contact me or Cecilia Leal at [cleal@sandyspringsga.gov](mailto:cleal@sandyspringsga.gov).

Sincerely,

  
Ginger Sottile  
Manager of Planning & Zoning  
GS/cl

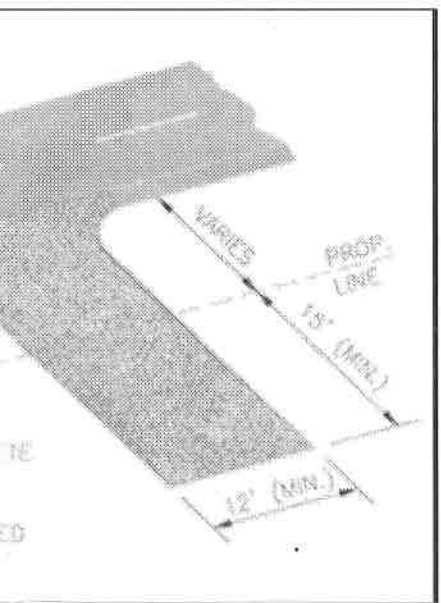
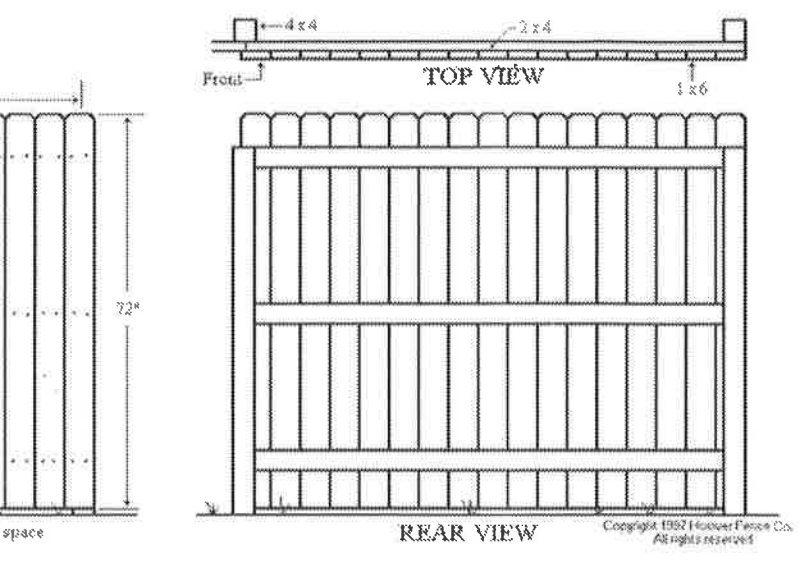
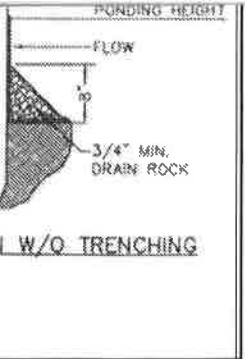
Certification of Approval

I hereby certify that the subject case was approved by the Board of Appeals of the City of Sandy Springs with the associated conditions on the above stated hearing date.

  
Michael D. Cooley  
City Clerk

3/14/2016  
Date

7840 Roswell Road, Building 500 • Sandy Springs, Georgia 30350 • 770.730.5600 • [SandySpringsGA.gov](http://SandySpringsGA.gov)



stabilization (Mulching Only)

stabilization (Temporary Vegetaion)

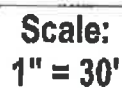
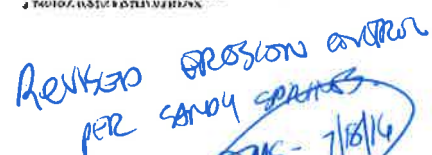
stabilization (Permenant Vegetaion)

Cont  
Aqua Blue P  
710 Duns  
Roswell  
(404) 3

Site/Project Location:  
285 Crosstree Lane  
Sandy Springs , Ga

Swimming Pool Site Plan For:  
Ryan Benjamin





**24 Hour Contact**  
**Rick McDermott**  
**(404) 384-1547**

RYAN C. BENJAMIN

1310 COUNTRY LANE  
**GEORGIA PREMIER  
 LAND SERVICES, INC.**  
 1405 HUNTER LANE, SUITE 100  
 DUBLIN, GA 31006  
 404/477-1100  
 \*Equal Housing Opportunity

\* Proposed Concrete Structure Inground Swimming Pool

**A Construction Entrance Sign Be Installed Prior To Start  
Start And Be Maintained Until Project Completion**

\* Filtration Performed By Cartridge Type System

\* VGB Compliant Main Drains Installed In Deep Portion Of Pool

**Erosion Control Measures Shall Be In Place Prior To Any Soil Disturbance And Maintained For The Duration Of The Proposed Project**

**'Overflow We'r To Daylight Drain To Low Area Of Property As To Follow Natural Drainage Of Property**

\* Backflow Device Installed At Outside Spigot Where Pool Is To Be Filled

**Arborist Note:**  
Removal Or Encroachment Into Critical Root Zone (CRZ)  
Of Any Specimen Tree Requires Prior Approval. Contact  
The City Of Milton To Determine If A Pre-Construction  
Meeting Is Required Prior To Any Land Disturbance

**No Specimen Tree Will Be Impacted In The Proces Of This Project**

**Pool Safety Alarm Note:**  
All Doors Adjacent To Pool Area Shall Be Equipped With An Audible Alarm That Activates When The Door Is Opened In Compliance With International Building Code, Section 3109.4.1.8 (1)

**NOTES:**

\* All Zoning Buffers, Access Easements, And Drainage Easements Are Noted On This Site Plan

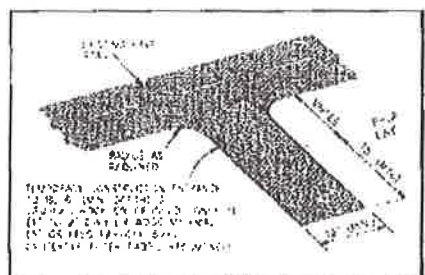
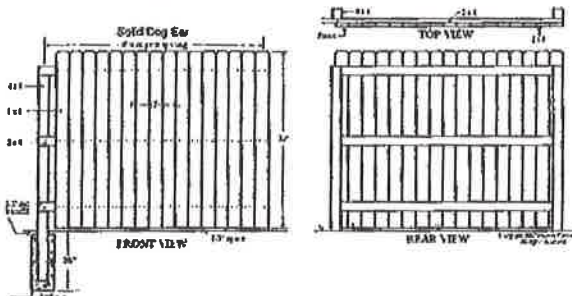
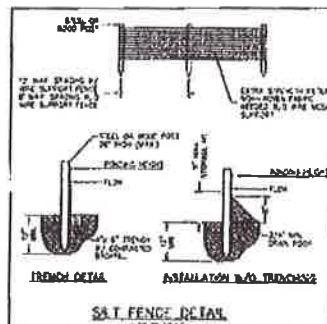
\* No Waters Of The State Are Present Within 200 Ft of Property

\* ARC Approval is Required Within 2000 Ft Of the  
Chattahoochee River Corridor

Permanent Fencing Are Required For All Pools In The City.  
Fence Design Shall Not Produce "A Ladder Effect" As To Not  
Allow Unauthorized Access.

After the Permit is issued, contact the Dept of Community Development at (770) 730-5520 to schedule a Pre-Construction meeting with the site inspector prior to any land disturbance, building construction, or demolition.

### Backflow Preventer To Be Installed A More 19b

**D91 Disturbed Area Stabilization (Mulching Only)**

**DS2 Disturbed Area Stabilization (Temporary Vegetation)**

**D83 Disturbed Area Stabilization (Permanent Vegetation)**

**Contractor:**  
**Aqua Blue Pools Of Atlanta**  
**710 Dunscore Court**  
**Roswell, Ga 30075**  
**(404) 384-1547**

**Site/Project Location:**  
285 Crosstree Lane  
Sandy Springs, Ga

**Swimming Pool Site Plan For:**  
**Ryan Benjamin**

## SANDY SPRINGS

March 22, 2016

Felix Hoffmann  
 116 Danvers Court  
 Roswell, GA 30075  
 404.585.0000 and 404.585.0001 (24 hours)

Subject: Approval of Vermont Request - V16-0016  
700 Elkberry Trail, Sandy Springs, Georgia

**Ever My Mother?**

The City of Sandy Springs Board of Appeals approved a variance petition V16-0018 for the property located at 225 Cowan Lane, for relief from Sec. 19.3.1.2, 19.3.1, and 12.5 of the Zoning Ordinance to allow a pool in a back yard where a residence has two front yards.

The Board approved the variance at the March 23, 2016 meeting.

Should you have any questions or need any additional information regarding this project, please do not hesitate to contact me or Cecilia Leal at [clal@slu.se](mailto:clal@slu.se) or [cecilia.leal@slu.se](mailto:cecilia.leal@slu.se)

Survey.

**Wenger Smith**  
Manager of Planning & Zoning  
853

2840 Forest Road, Building 400 • Sandy Springs, Georgia 30152 • 770.733.5600 • [SandySprings@CNA.com](mailto:SandySprings@CNA.com)

REVISED EROSION CONTROL  
FOR CITY OF SAND SPRINGS  
JMS 7/8/16